

# SUPERB LAKESIDE 4 BEDROOM BUNGALOW ON c. 1.78 ACRES

Amergen, Walshestown, Ovens, Co Cork, P31A439





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## About this property

Savills are delighted to present Amergen, a beautifully located four-bedroom detached bungalow set on approximately 1.78 acres of mature and meticulously designed gardens. This idyllic home enjoys an elevated position overlooking the stunning Inniscarra Lake, offering breathtaking views and complete privacy, with the rare benefit of direct boat access to the lake itself.

Built in 1984, Amergen is a spacious residence, extending to approximately 1,652 sq. ft. The property has been well maintained and presents in excellent condition but would benefit from some modernisation. With its outstanding location and expansive site, the potential here is immense.

Arriving at Amergen, one will enter a long avenue lined with beautiful beech hedging.

Upon entering through the porch, you are welcomed by a wide hallway leading to the main living areas. To the right, a generous living room boasts spectacular views of the lake below, creating a truly special space for relaxation and entertaining. This room seamlessly connects to the kitchen and dining room, both of which enjoy a warm southern aspect, overlooking the beautifully landscaped front and rear gardens.

Adjacent to these rooms, a spacious conservatory is positioned at the southwest gable end, offering a sun-filled retreat that captures the vibrant colours of the garden's diverse plant and tree collection.

The accommodation further comprises four well-proportioned double bedrooms, one of which features an en-suite bathroom. A main bathroom and separate WC complete the private quarters. A utility/pantry room, conveniently located off the kitchen, provides direct access to the back garden.

Externally, Amergen includes a large carport, ideal for storage or use as a workspace, with potential for integration into the main house for additional living space (subject to planning permission). Just off the carport, there is a WC and coal store room.

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## Property Details

The property is equipped with double-glazed windows, a private filtered well for domestic water, and a newly installed oil-fired central heating system (2024), ensuring year-round comfort.

Amergen is perfectly situated, just an 11 minute drive from Ballincollig, 23 minutes from Cork City, and 21 minutes from Cork International Airport. Despite its convenience, the home offers a peaceful rural setting, making it a true sanctuary. The current owners positioned the house at the front of the site to maximise the exceptional lake views, with gardens extending east, south, and west. A right of way provides access to the lake's edge, further enhancing the lifestyle appeal of this unique property.

Amergen is more than just a home; it is a place of tranquillity, inspiration, and endless potential. Viewing is highly recommended to fully appreciate this extraordinary lakeside retreat.





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## Plans



Approx. 153 sq m /  
1,652 sq ft



Situated on about 1.78  
ac / 0.72 Ha

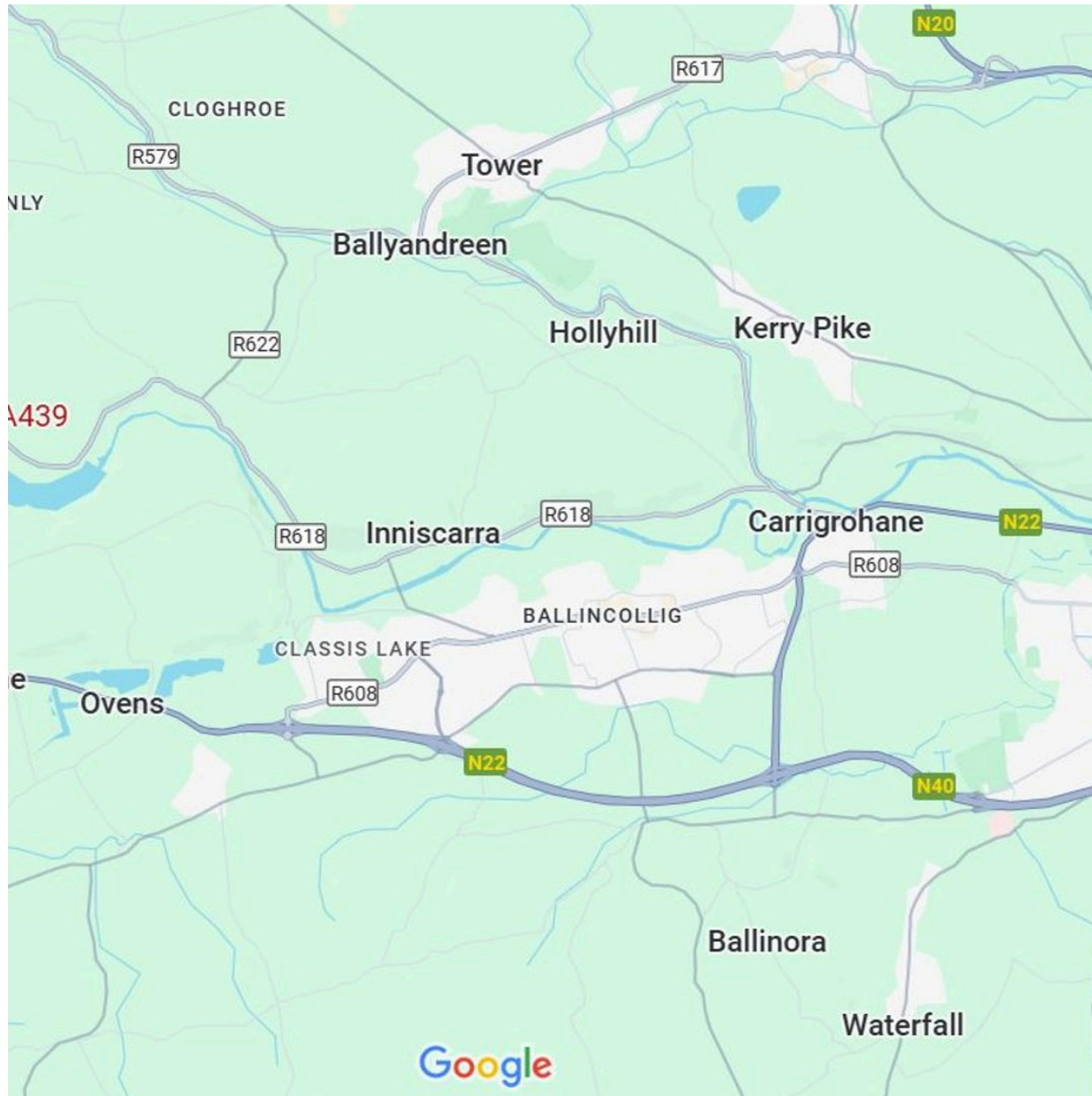
### GROUND FLOOR



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## Local Area

Inniscarra Sailing Club - 870m (by boat)

Lee Valley Golf Course - 2.7km

Lakewood Sports & Social Club - 5.4km

Ballincollig - 7.9km

CUH - 15.3km

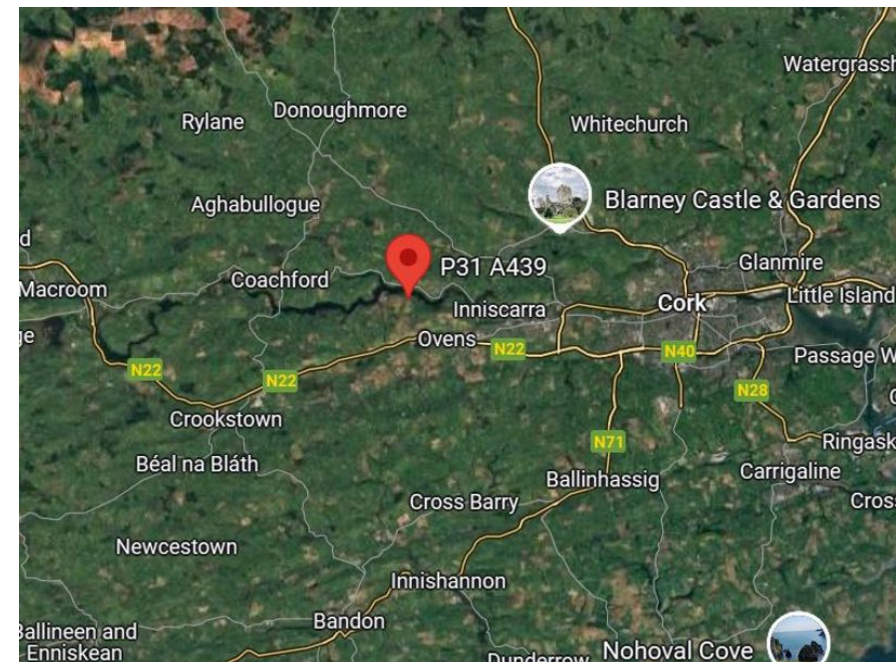
Apple (Holly Hill) - 17.6km

UCC - 17.8km

Cork City - 19km

Cork International Airport - 20km

\*All distances are approximate



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## Property Details

### Key Features

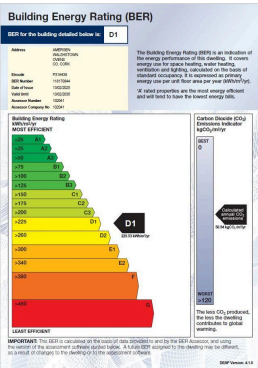
- Superb lakeside 4-bedroom detached bungalow
- Approx. 153 sq m / 1.652 sq ft
- Situated on about 1.78 ac / 0.72 Ha
- Beautifully presented
- Private elevated site with beautiful lake views
- Direct boat access to lake
- Excellent selection of mature trees, plants
- Gated entrance private avenue approach
- OFCH / High speed broadband available
- Cork city 18 mins, Ballincollig 9 mins

### Services & Additional Information

- OFCH (2024)
- Private filtered well water
- Septic tank
- High speed broadband available
- Wide right-of-way to access lake
- Storage Shed
- Garden Room (optional)
- Plenty of space to extend

### BER

BER Rating = D1



**Local Authority**  
Cork County Council

**Tenure**  
Freehold



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## Enquire



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## More Information



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[View Digital Brochure](#)



[Property Search](#)

### Viewing strictly by appointment

Property Ref: CKK240520

### Cork

Penrose House, Penrose Dock, T23 V38E  
+353 (0) 21 427 1371



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